

Planning Committee Report – for April 2014 PCM

Minutes of a meeting held on 11th March Present: Cllrs J Harvey, J Eales and J King and Helen Doherty

There were 8 applications – HD reported that one of the applicants had been visited by a Planning Officer on secondment from Birmingham City Council, who, along with other colleagues had been drafted in to help clear the backlog of applications at BDC.

13/0933 24A Station Road, Blackwell, B60 1PZ, Proposed single storey extension to front of property.
No objection

13/0985 7D Twatling Road, Barnt Green First floor ext over one wing and refurbishment of existing bungalow it is not apparent from plans what is there at the moment - no current elevations are available so difficult to comment as do not know

14/0110 52 Brookhouse Road, Barnt Green, Removal of conservatory and erection of single & 2 storey extension **No objection**

14/0119 26 Twatling Road, Barnt Green, Worc Detached pool house and associated facilities
No objection

13/0892 53 Brookhouse Road, Barnt Green, B45 8JR, Replacement of a small portion of roof to an existing lean-to structure and extension to the rear.

No objection provided the work conforms with the strict requirements of the Conservation area

14/0124 Land Adjacent to 63 Mearse Lane, Barnt Green Erection of new dwelling.
The plot is not large enough to support an additional dwelling. The proposed dwelling is not in keeping with the area, which is primarily large detached properties with gardens. Access would be close to the junction with Lickey Square and Twatling Road. The VDS states that this area should be one of low density housing.

14/0132 Land To The Rear Of, 26 Twatling Road, Barnt Green New Dwelling House

We could see no reference as to whether this application is replacing no 22, which we believe is near derelict - this is not clear. There is insufficient space for an additional property but if it is a replacement dwelling, we have no objection.

14/0144 Land Adj. to 1 Blakes Field Drive, Barnt Green Proposed 6 bed dwelling PLUS family room to rear from approved 13/0738

No objection

Minutes of a meeting held on 25th March

Present: Cllrs J Harvey, J Eales and J King and Helen Doherty

There were 5 applications

13/0926 33 Mearse Lane 2 storey front and single storey rear extension

As long as the DC ensure adherence to the guidelines relating to the Conservation Area, we have no objection

14/0166 32 Lickey Square Detached 5 bed house in rear garden

We object to this application as another garden-grabbing opportunity, resulting in a narrow access drive onto what can be a busy road, and close to a junction. It is a subdivision of a garden. The density of dwellings in the area is increasing and is in danger of changing the character of the area. In particular we think that applications should be considered in the light of BDC's Strategic Housing Land Availability Assessment where on page 9, under Appropriate Densities for Potential Sites, it states

"Some of the smaller settlements in the district such as Barnt Green and Blackwell are characterised by large properties with large gardens. In such settlements densities of 30 dwellings per hectare or above would cause significant harm to the character and appearance of the area.

Our Village Design Statement (VDS), adopted by BDC as a SPG, states that the parish should be protected from becoming part of the urban sprawl by preserving "the openness in residential areas by avoiding subdivision of plots and infill development"

New Government guidelines no longer consider gardens as brown field sites, and that they should be valued.

Over the last decade or so BDC has seen a great increase in the building of large 4 and 5 bedroom houses to the point where we have a surfeit of them. So to rebalance the district's housing supply, what is needed now is smaller 2 and 3 bedroom type.

We also believe there to be a TPO (ref FILE 023 TPO 2 1966) in close proximity

14/0074 100 Linthurst Newtown lean to conservatory to rear

No objection

14/0123 21 Plymouth Road, Barnt Green, B45 8JF, Single storey side extension

Although this would not be seen from the road and would not alter the street scene, we would note that the proposed extension is up to the property boundary and we would be mindful of the effect on the neighbouring property

14/0198 21 Pumphouse Lane, Barnt Green Extension to existing house

Appears to be a large extension, filling the width of the plot, particularly if it is greenbelt. Also it appears that the garage will be absorbed within the building, leaving no garages, a possibly a desire to create a garage block in the future. It is very close to neighbouring property. Cllr King said she would visit the property and speak with the applicants

14/0050 18a Linthurst Road First floor extension to single storey dwelling

No objection**Other Business**

The land to the rear of Dale Hill was discussed and it was agreed that the EO should write direct to the Highways Agency requesting information about the works being undertaken, restoration of site (gate, bat boxes, trees), methane levels, if this testing will be a regular occurrence, and requesting that they communicate with us in future.

Next meeting date

No date was agreed but the response will not be sent relating to 14/0198 Pumphouse Lane until after the PCM on 7th April to allow time to visit applicants